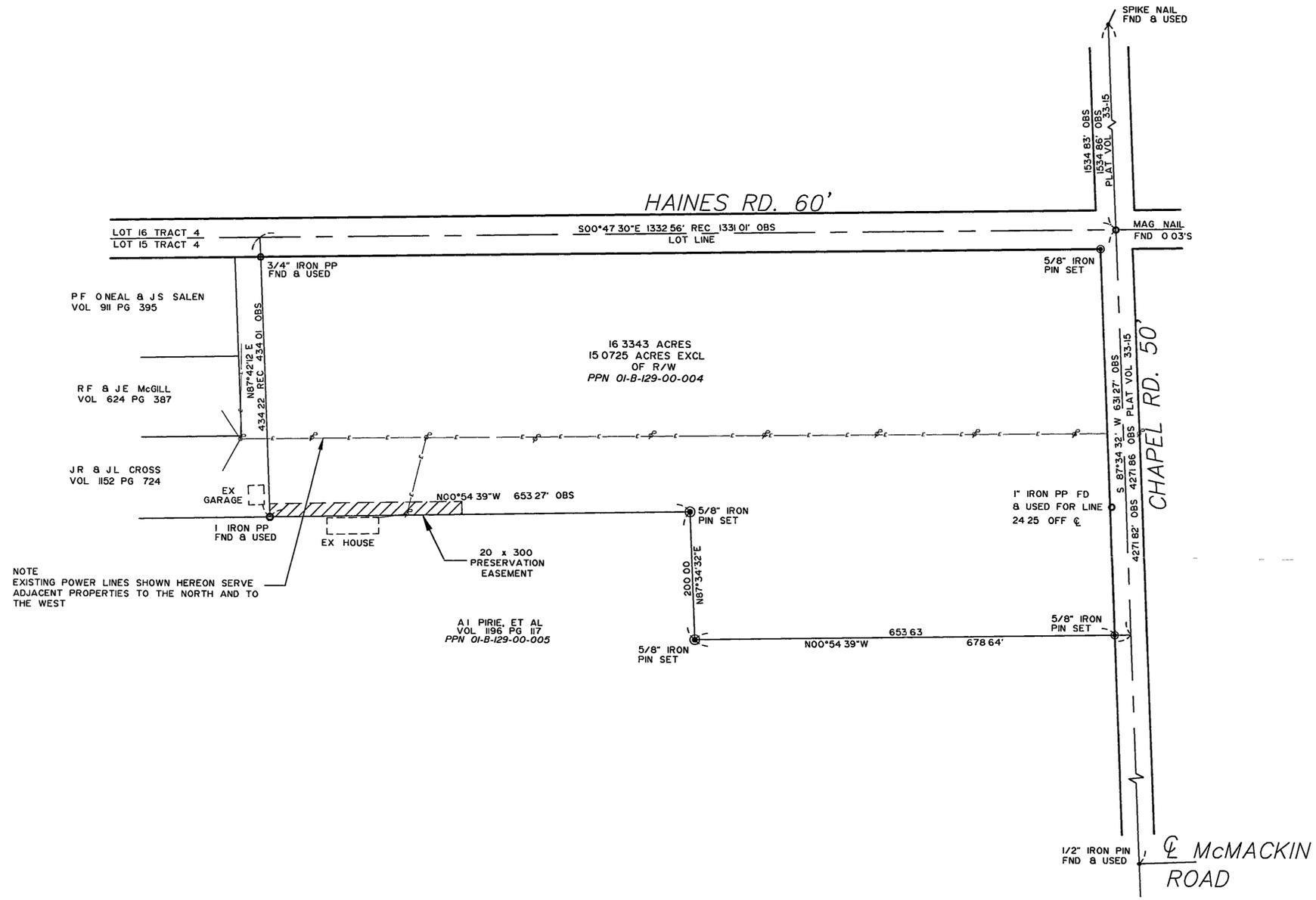


ALTA-ACSM SURVEY FOR MADISON POINTE, LTD.

FEBRUARY, 2001

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 15, TRACT 4 IN SAID TOWNSHIP



Legal Description

Situated in the Township of Madison, County of Lake and State of Ohio and known as being part of Original Lot No 15, Tract No 4, in said Township and is further bounded and described as follows,

- Beginning in the centerline of Chapel Road (50 feet wide) at its intersection with the centerline of Haines Road (60 feet wide) (witness a mag nail found 0.03 feet south),
- Course I Thence South 87° 34' 32" West, along said Chapel Road centerline, 631.27 feet to a point,
 - Course II Thence North 00° 54' 39" West, 678.64 feet to a 5/8" iron pin set,
 - Course III Thence North 87° 34' 32" East, 200.00 feet to a 5/8" iron pin set,
 - Course IV Thence North 00° 54' 39" West, 653.27 feet to a 1" iron pipe found,
 - Course V Thence North 87° 42' 12" East, (and passing over a 3/4" iron pipe found at 404.00 feet), 434.01 feet to a point in the centerline of said Haines Road,
 - Course VI Thence South 00° 47' 30" East, along said Haines Road centerline, 1331.01 feet to a point at the Place of Beginning and containing 16.3343 Acres of land (15.0725 Acres exclusive of right-of-way), as surveyed and described in October, 1999, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

I hereby certify to KeyBank National Association, Madison Pointe, Ltd., and Guardian Title Insurance Company, that the survey prepared by me entitled ALTA-ACSM Survey for Madison Pointe, Ltd., was actually made upon the ground and that it and the information, courses and distances shown thereon are correct, that the title lines and lines of actual possession are the same, that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property, that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements, that there are no easements, encroachments or use affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon, that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land, that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage, that any discharge into streams, rivers or other conveyance system is shown on the survey, and that the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps. This survey is made in accordance with the "minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by ALTA and ACSM.

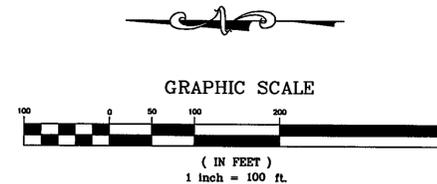
By Joseph Gutoskey, P.S.
Joseph Gutoskey, P.S. (No 7567)

Date 2/27/01



FLOOD CERTIFICATION
BY REVIEWING OF THE FIRM (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL No. 390771 0010C, WITH AN EFFECTIVE DATE OF 1/2/81, WE HAVE PLACED THE SUBJECT PROPERTY IN AN AREA OF MINIMAL FLOODING WHICH IS NOT LOCATED IN A FLOOD HAZARD AREA

● = 5/8" IRON PIN SET
(ID GUTOSKEY 7567)



GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
10205 Queens Way, Unit 6 TEL (440) 548-6900
CHAGRIN FALLS, OHIO 44023 FAX (440) 543-7176

CONTRACT NO
99-182

ALTA.dwg 2-6-01 1:09:45 PM EST